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AA#26002467

January 5, 2017

City of Miami Beach
Planning and Zoning Department
1700 Convention Center Drive
Miami Beach, FL 33139

RE: **DRB16-0106**– 1000 West Avenue - Mirador Balconies

City of Miami Beach Planning and Zoning:

We thank you for your time and effort with the above referenced project. Below please find the responses to the comments provided in your review.

First Submittal: December 20, 2016
Comments Issued: December 30, 2016
CAP Final Submittal: January 5, 2017
Notice to Proceed Issued: January 12, 2017
Paper Submittal Date: January 17, 2017
Scheduled Board Meeting Date: March 7, 2017

1. APPLICATION COMMENTS

1. Final submittal deadline is on January 5, 2017 (at 1pm) for the March 7, 2017 meeting. Response: *Submitted*
2. Provide letter of intent addressing the waivers and addressing the variances with respect to the hardship criteria. Response: *Please see letter of Intent prepared by Attorney.*
3. In addition, the following shall be provided to the Department no later than the scheduled final submittal deadline.
 - One (1) original set of 11x17 architectural plans (if modified from the first set submitted) dated, signed and sealed and labeled somewhere Final Submittal.
 - 14 11x17 sets including copies of plans labeled somewhere Final Submittal, letter of intent and application form.
 - A cd/dvd containing the digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department.

2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- a. Line weight and text of balcony detail enlargements on E2, E3, D2A1, A3, A4. **Enlarge and bolden**
Response: *Please see revised drawings.*
- b. Alternative Option 2 is missing from the set as discussed. Response: *Please see Option 1 (all glass railings) and Option 2 (hybrid of glass and cast-in-place concrete railings) inserted with the set.*
- c. Include Mr. Donald Kipnis diagrams as discussed. Response: *Please see the diagrams.*
- d. Perspective renderings are missing. Response: *Please accept the submittal as the perspective renderings was not able to be completed for the Final submittal, but will be prepared for the Presentation.*

January 5, 2017

3. ZONING/VARIANCE COMMENTS

4. DESIGN/APPROPRIATENESS COMMENTS

5. LANDSCAPING COMMENTS

These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.

We appreciate your time and efforts for a successful review and approval. Feel free to contact me at 786-218-5335 for any additional information.

Sincerely,

Wesley A. Castellanos, Registered Architect

Cc: Matthew Amster, Esq. Bercow Radell & Fernandez
Donald Kipnis, DSS Development Service Solutions, LLC
James LaGreca, DSS Development Service Solutions, LLC
Jennifer Smith, DSS Development Service Solutions, LLC
Alberto Alfaro, Castellanos Design Studio, LLC